Exhibit A: Scope of Services
Brewery District Planned Action

Project Understanding

The City of Tumwater is considering developing an areawide planned action environmental impact statement (EIS) for its Brewery District (RCW 43.21c.440). The City last updated the Brewery District Plan in 2020, which was adopted in 2014. The City also developed a Planned Action in 2015 for a portion of the Brewery District focusing on the historic Tumwater Brewery property.

In 2025, the City conducted pre-scoping for a planned action (see Task 1.2 below) considering a larger study area including the Brewery District, Capitol Boulevard Corridor, and lands in between, and initiated a policy advisory committee and a technical advisory committee to provide expertise and insight into the area. The Community Economic Revitalization Board (CERB) awarded a grant for a Brewery District Redevelopment Roadmap for the Valley area to prioritize redevelopment efforts through infrastructure and permitting. The new Planned Action would focus on the Brewery District or a subset of it.

A planned action refers to types of development that are designated as planned actions in an ordinance by a city or county that has had its impacts addressed in an EIS prepared under the State Environmental Policy Act (SEPA) in conjunction with, or to implement, a comprehensive or subarea plan, a master planned development, or a phased project. The planned action EIS and ordinance show that environmental "homework" was completed up front. As long as a development fits the development types and assumptions (e.g., amount of housing, jobs, trips, etc.) and implements the mitigation measures, a new threshold determination under SEPA is not needed. It speeds up the permit process for desired development and provides transparency for the City, developers, property owners, and community about the vision and future expectations for an area. See Figure 1.

Figure 1. General Process for Adopting and Implementing a Planned Action



The City has requested a scope of services for the Planned Action EIS to be conducted in 2026 and 2027, funded largely through a legislative appropriation. BERK Consulting, Inc. has developed this scope and will serve as the prime consultant and focus on SEPA compliance, alternatives, land use, and

socioeconomics. BERK will be supported by subject matter experts, including Fehr & Peers for transportation, Facet for environmental and utility topics, and HRA for cultural resources. We will make use of other studies of environmental health funded by the City with Pioneer. We will also incorporate results of the CERB grant for a Brewery District Redevelopment Roadmap.

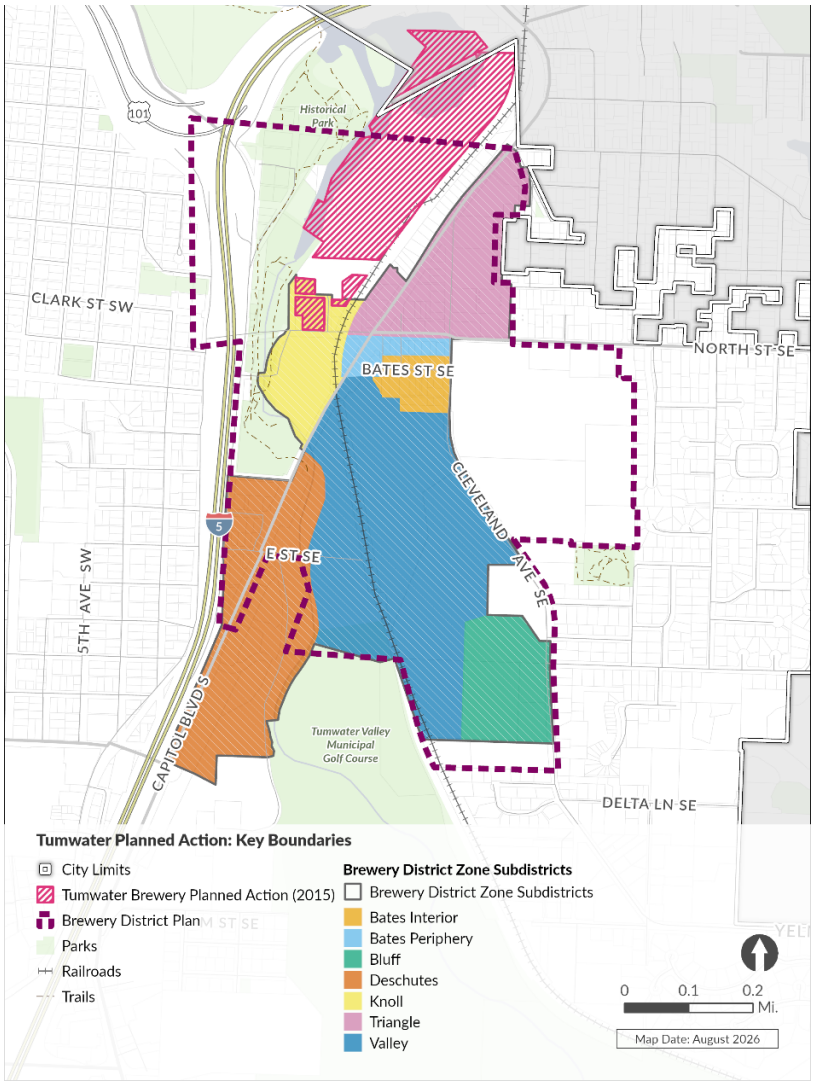
Scope of Services

Task 1. Project Definition and Coordination

1.1 Kickoff and Ongoing Project Management

The Consultant Team will: Prepare for and facilitate a kickoff meeting to review the Planned Action EIS scope and schedule and confirm project objectives. Define the planned action area boundaries (see Figure 2 below). Tour the study area to identify key issues to address in the EIS. Prepare a meeting summary.

Figure 2. Brewery District Area Zones and Relevant Planning Boundaries



Source: City of Tumwater, BERK, 2026.

Under Task 1.1 BERK will develop a schedule for mutual agreement with the City: Assume a scoping process, preliminary draft EIS delivery date to the City, and public draft EIS are published by June 30, 2027. Anticipate the Final EIS by December 2027.

1.2 Proposals and Alternatives Refinement

The Consultant Team will: Facilitate a staff meeting to develop a range of alternatives (one no action/ current plan alternative and two action alternatives), making them distinct and creating a range of possibilities (e.g., varying land uses, growth levels, infrastructure investments including CERB grant results if available, and ecosystem improvements) to share during scoping and test in the EIS. Develop a description of alternatives and proposals (e.g., subarea plan amendments, code amendments, and others). Illustrate the alternative scenarios to support a scoping process.

1.3 Scoping Notice and Process

The Consultant Team will: Prepare a preliminary draft and public scoping notice for City review and distribution. Following the 21-day public scoping period, prepare a summary of comments and provide final recommendations on EIS topics and alternatives. See Task 3.1 for a Planned Action Community meeting that could be held during the scoping period. In addition, during the scoping period or after, attend two meetings of the City's advisory bodies (policy, technical, or subcommittees or Planning Commission) to review and finalize the proposed alternatives. As needed, attend a public meeting (virtually) after scoping to support the City's review and affirmation of alternatives for the Draft EIS (e.g. with Planning Commission or City Council).

Task 2. Preliminary, Draft, and Final EIS

The EIS will contain the following elements required in WAC 197-11:

- Cover Letter
- Fact Sheet
- Table of Contents
- Chapter 1–Environmental Summary
- Chapter 2–Proposal and Alternatives
- Chapter 3–Affected Environment, Significant Impacts, and Mitigation Measures
- Chapter 4–References
- Chapter 5–Distribution List
- Appendices

The EIS will be narrow in scope, focusing on the identified areas of concern, while providing enough detail to successfully complete the EIS document and satisfy all procedural requirements of SEPA and its implementing rules under WAC 197-11.

2.1 Draft EIS

The EIS will be areawide and alternatives evaluation will be comparative in nature, but the EIS will identify enough information to consider appropriate mitigation measures for future Planned Actions. The impact analysis will include quantitative and qualitative approaches such as models (e.g., transportation) or adopted standards (e.g., stormwater LID practices, public service levels of service, etc.) to determine the potential effect of the alternatives.

BERK will lead the EIS preparation supported by subject matter experts, including Fehr & Peers for transportation, Facet for environmental and utility topics, and HRA for cultural resources. We will make use of other studies of environmental health funded by the City with Pioneer. The CERB grant for a Brewery District Roadmap would also be integrated should the grant be awarded.

Table 1. Natural and Built Environment Topics for EIS:

Assumed Environmental Topics for SEPA Document
Alternatives Description, Front Matter: BERK will prepare a description of the alternatives developed in Task 1 for inclusion in the EIS. BERK will prepare the Summary with contributions by subject matter leads. BERK will prepare the Fact Sheet and other front matter.
Natural Environment (Earth, Water, Plants, and Animals): Facet will review available city, county, state, and federal maps and studies relevant to the study area, and consider potential impacts and opportunities related to the natural environment, threatened and endangered species, priority habitats, and critical areas identified within study area. Facet will also document the natural environment based on a desktop review of publicly available information. The identification of mitigation opportunities will be focused on those that best serve the ecological functions affected by proposals using an approach consistent with best available science. Finally, Facet will identify additional mitigation measures that may be considered, such as an advanced mitigation program.
Environmental Health: BERK will summarize the results of brownfields evaluations prepared by Pioneer, the potential for alternatives to expose populations to hazardous materials, and any needed mitigation measures.
Land Use and Urban Form: BERK will evaluate growth alternatives based on compatibility and consistency with state GMA goals, elements of the City's Comprehensive Plan, Shoreline Master Program, and the Brewery District Subarea Plan. It will also assess the impacts of alternatives on land use patterns, land use compatibility, and urban form (height/bulk/scale, light and glare, and views). The potential need for amendments to City plans will be identified.
Cultural Resources: BERK will summarize a background research memo developed by HRA that provides regulatory context, historical background, and information on all documented cultural resources (NRHP-eligible or listed architectural resources and archaeological sites) within the Brewery District boundary; identifies recommendations for additional cultural resource studies that may be needed in the future; and offers a preliminary assessment of the redevelopment plan's potential effects on known historic properties, along with preliminary recommendations on potential mitigation options. This scope does not include field survey, archaeological testing, or additional cultural-resource investigation.
Socio Economics: BERK will analyze the potential relative effects of growth alternatives on economic development strategies, job mix, and housing production, displacement risk, and potential housing affordability (based on City's housing policies and codes), as well as the ability to achieve City economic development and other goals identified in the Comprehensive Plan, Subarea Plan, and regional economic development strategies.
Transportation: Fehr & Peers will use existing conditions data and analysis from the recently completed Comprehensive Plan as the basis for the Affected Environment section of the EIS, such as mode share, PM peak hour intersection level of service (LOS), collision data, and existing pedestrian, bicycle, transit, and freight networks. This will include up to ten study intersections already analyzed in the Comprehensive Plan. No additional data collection is assumed.

Assumed Environmental Topics for SEPA Document
The future traffic forecasts, associated intersection LOS, and state facility volume-to-capacity analysis developed for the Comprehensive Plan will be used for the No Action Alternative. To develop volume forecasts for the two action alternatives, it is assumed the City will coordinate with TRPC to provide land use and/or transportation network assumptions for TRPC to use in producing two new model runs. Fehr & Peers will use the model outputs provided by TRPC to quantify the change in trip generation by mode and complete intersection LOS analysis (using the Synchro network from the Transportation Element) and state facility volume-to-capacity analysis for segments of I-5 and US-101 closest to the study area. All analysis will be for the PM peak hour, consistent with the Comprehensive Plan. Impacts on pedestrians, bicycles, transit, freight, and safety will be discussed qualitatively. Based on the impact findings, Fehr & Peers will identify potential mitigation measures. It is assumed that City staff will develop planning-level cost estimates in support of the Planned Action Ordinance. Fehr & Peers will provide a summary of the forecasted trips expected with the selected alternative in support of the Planned Action Ordinance.
Public Services: Growth under the alternatives will affect a wide variety of public services, including police protection, fire and emergency medical services, parks, and schools. BERK will evaluate each alternative regarding the level of demand anticipated for each of these public services based on available system plans, service delivery studies, and adopted LOS standards.
Stormwater: Facet will analyze impacts and mitigation requirements for stormwater management and drainage improvements under each alternative while documenting how public and private stormwater systems are planned, developed, and maintained to prevent flooding, protect water quality, and provide capacity for anticipated development. The analysis shall characterize known drainage conditions and stormwater infrastructure; generally, describe impacts from potential changes on impervious surface area, stormwater runoff, and treatment requirements; assess the capacity and performance of existing and planned stormwater facilities, as provided by the City; describe deficiencies and infrastructure improvement needs; and recommend mitigation measures and strategies to accommodate planned development.
Water/Sewer: Facet will analyze each alternative for impacts, mitigation requirements, and public-private funding options for water and wastewater utility improvements identified in the City's capital facilities plan and the potential CERB grant. The SEPA Team will consider anticipated or needed improvements to accommodate growth and development projections. The analysis shall evaluate known water distribution and wastewater collection systems, available capacity, and the ability of existing and planned infrastructure to accommodate projected growth and development within the subarea. The analysis will also assess anticipated changes in water demand and wastewater generation under each alternative; identify potential deficiencies, system constraints, and infrastructure improvement needs; and describe the capital improvements necessary to serve future development. The analysis shall recommend potential utility system needs, mitigation measures and strategies necessary to support planned growth while maintaining reliable utility service.

Preliminary Draft EIS. The Consultant Team will: Prepare a fact sheet, table of contents, distribution list, alternatives description, appendices, and other necessary supporting documentation for City review. With revisions to authors' sections returned, compile a Preliminary Draft EIS for City review. Following City review, prepare a print-check document for City confirmation. Prepare a ready to publish document following print-check confirmation.

Draft EIS. The Consultant Team will: Prepare a draft notice of availability for City finalization and issuance. The City will distribute the Draft EIS for a comment period. The City will compile the Draft EIS comments received and provide them to the consultant team.

2.2 Final EIS

The Consultant Team will: In consultation with City staff, analyze and document the City-identified Preferred Alternative in the range of the studied alternatives in conjunction with City staff. Prepare the Final EIS including a fact sheet, table of contents, Draft EIS analysis, corrections as needed, description of the Preferred Alternative, and responses to comments (~50 unique comments are anticipated). Each subject matter expert that prepared EIS sections will contribute responses to comments and evaluate the Preferred Alternative (confirm trips and mitigation are similar to the Draft EIS alternatives).

The Consultant Team will: Prepare a preliminary Final EIS for City review and comment. Based on a round of City comments, prepare a print check document and complete the Final EIS for public issuance. Prepare the notice of availability for City publication.

Task 3. Planned Action

3.1 Pre-Ordinance Community Meeting

The Consultant Team will: Develop explanatory materials and support the City at a community meeting per RCW 43.21c.440. A meeting summary will be developed.

3.2 Ordinance

The Consultant Team will: Develop a Planned Action Ordinance based on the results of the EIS mitigation in collaboration with the City and consultant team. Develop a preliminary draft, draft, and revised ordinance. The ordinance would address development assumptions, transportation assumptions, mitigation measures for each topic, monitoring provisions, SEPA review procedures, and criteria for determining whether future projects qualify as Planned Actions. Based on the Preferred Alternative, BERK will identify potential policy and plan changes in the Brewery District Subarea Plan, Comprehensive Plan, development regulations or other city documents; one round of recommendations is anticipated.

3.3 Legislative Meetings

The Consultant Team will: Attend up to four legislative meetings, with the Planning Commission and/or City Council, to present the Planned Action Ordinance and any associated updates to the applicable subarea plan. The assumed meetings include a study session and hearing with the Planning Commission and a study session and deliberation meeting with the City Council. The budget assumes preparation of

materials (e.g. memo or slides) and attendance in person. By mutual agreement if some meetings are held virtually, that could allow an additional meeting of either body to be scheduled.

Cost Estimate

Based on the scope of work and anticipated level of effort, a budget has been developed below. It is based on time and materials, not to exceed $290,000. It is anticipated that $250,000 would be spent by June 30, 2027, and the balance will be spent by fall 2027. Time may be transferred from one task to another due to greater or lesser effort provided that all tasks are completed.

	BERK Consulting					Facet			Fehr & Peers			HRA		
	Lisa Grueter Project Manager	**Ana Costa** Deputy Project Manager	**Kamal Raslan** Planner	**Casey Price** GIS Analyst	**Ruby Barnes** Document Designer	**Nell Lund** Natural Resources Lead	**Danny Ochoa** Stormwater Lead	**Robert Bennion** Utilities Lead	**Ariel Davis** Transportation Planning Lead	**Steven Goodsell** Transportation Planning	**Jackson Hwang** Transportation Planning	**Chrisanna Beckner** Architectural Historian	**Matthew Warren** Archaeologist	**Total Hours and Estimated Cost by Task**
2026 Hourly Rate	**$275**	**$165**	**$165**	**$155**	**$110**	**$248**	**$251**	**$222**	**$330**	**$205**	**$170**	**$171**	**$145**	
Task 1: Project Definition and Coordination														
1.1 Kickoff and Ongoing Project Management	32	24	8	2	2	12	8	4	12	4	4	6	4	
1.2 Proposals and Alternatives Refinement	24	24	4	18	8	4			4	4		4		
1.3 Scoping Notice and Process	32	24	12	8	16	12			4	4		4		
Subtotal	**88**	**72**	**24**	**28**	**26**	**28**	**8**	**4**	**20**	**12**	**4**	**14**	**4**	**332**
														$69,794
Task 2: Preliminary, Draft, and Final EIS														
2.1 Draft EIS	48	60	60	16	24	40	40	48	32	60	60	24	32	
2.2 Final EIS	32	24	24	8	24	24	16	20	24	24	32	8	2	
Subtotal	**80**	**84**	**84**	**24**	**48**	**64**	**56**	**68**	**56**	**84**	**92**	**32**	**34**	**806**
														$165,486
Task 3: Planned Action														
3.1 Pre-Ordinance Community Meeting	12	12	4		6									
3.2 Ordinance	24	16	4	4		8	4	4	8	4				
3.3 Legislative Meetings	40	32	8	6	8	8			8	4				
Subtotal	**76**	**60**	**16**	**10**	**14**	**16**	**4**	**4**	**16**	**8**	**0**	**0**	**0**	**224**
														$49,310
Total Estimated Hours	**244**	**216**	**124**	**62**	**88**	**108**	**68**	**76**	**92**	**104**	**96**	**46**	**38**	**1362**
Cost (Hours*Rate)	**$67,100**	**$35,640**	**$20,460**	**$9,610**	**$9,680**	**$26,784**	**$17,068**	**$16,872**	**$30,360**	**$21,320**	**$16,320**	**$7,866**	**$5,510**	**$284,590**

Subtotal Consultant Cost	**$284,590**
Expenses, Engagement	**$2,000**
Project Expenses at ~1% of Project Budget	**$3,400**
Estimated Project Total	**$289,990**